

WEST VIRGINIA ECONOMIC DEVELOPMENT
AUTHORITY

REQUEST FOR QUALIFICATIONS
FOR DEMOLITION AND REMEDIATION
OF THE
FORMER CENTURY ALUMINUM PLANT
LOCATED NEAR
MILLWOOD, JACKSON COUNTY, WEST VIRGINIA

Date of Issue:
February 2, 2022

Response Deadline:
3:00 PM (EST)
Friday, February 25, 2022

Response Submission to:

WV Economic Development Authority
ATTN: Kris Warner, Executive Director
180 Association Drive
Northgate Business Park
Charleston, West Virginia 25311

REQUEST FOR QUALIFICATIONS

1.0 Project Overview and Background

The West Virginia Economic Development Authority (WVEDA) owns approximately 2,200 acres of land that includes the site of the former Century Aluminum of West Virginia, Inc. (CAWV) plant near Millwood, Jackson County, West Virginia. The site is the location of the former Kaiser Aluminum plant that was established in 1954. The former aluminum plant is located between Millwood and Ravenswood, WV along Century Road and adjacent to the Ohio River. Refer to **Appendix A – Site Maps** for site maps showing the location of the site and the approximate property boundaries.

The plant was idled by CAWV in 2009 and closed in 2015. The site was purchased by Applied Partners, Inc. in 2017. Applied Partners, Inc. planned to demolish the aluminum smelter and other site structures to facilitate redevelopment of the site. Demolition was started in late January 2017 and partially completed. WVEDA acquired the site via a deed in lieu of foreclosure in 2020. There are currently several structures that are partially demolished, some of which may contain Asbestos Containing Materials (ACM).

In August 2021, WVEDA retained Greenbrier Environmental Group, Inc. (GEG) to visit the site, meet with the West Virginia Department of Environmental Protection (WVDEP) and review available regulatory files associated with the site. Refer to **Appendix B – Environmental Regulatory Summary** for a document prepared by GEG that summarizes the discussions with the WVDEP and known environmental regulatory issues associated with the site.

The WVEDA solicits Statements of Qualifications (SOQ) from demolition and remediation firms interested in performing all aspects of demolition and environmental remediation of the former Century Aluminum Plant located near Millwood, Jackson County, West Virginia. The selected firm will work with the WVEDA to develop a scope of work that will include, but not be limited to, the following tasks:

- Disposal of, recycling, or management of all existing demolition debris including abatement and management of ACM;
- Demolition and/or decommissioning of structures, equipment, storage tanks, apparatus, piping, infrastructure present at the site;
- Waste characterization and disposal/management;
- Remediation of the site to address all known environmental issues identified in the document prepared by GEG and included as **Appendix B**; and,
- Site reclamation to facilitate redevelopment.

Environmental remediation must be completed in accordance with all applicable Federal, State, and local regulations.

2.0 Statement of Qualifications Submission Deadline

An original and five (5) copies of all requested information should be mailed or delivered to:

West Virginia Economic Development Authority
ATTN: Kris Warner, Executive Director
180 Association Drive, Northgate Business Park
Charleston, West Virginia 25311

Responses must be received by 3:00 PM EST on Friday, February 25, 2022. Qualifications received after 3:00 pm will not be accepted. The proposals must be sealed and clearly marked “RFQ Response for Former

Century Aluminum” in the lower left corner. Faxed or electronically-mailed (emailed) submissions will not be accepted.

3.0 Request for Qualifications Contact

The contact regarding this RFQ process is WVEDA Executive Director, Kris Warner. Prospective applicants may make inquiries to obtain clarification of the requirements contained in this RFQ. All questions regarding this RFQ shall be received in writing by email to the Executive Director of WVEDA, Kris Warner (Kris.E.Warner@wv.gov). A mandatory site visit will be held on February 15, 2022, starting at 9:00 A.M. Questions are due no later than Wednesday, February 23, 2022.

4.0 Statement of Qualifications Format

Proposals should be limited to 20 numbered pages. Please include a cover letter that identifies a contact person and all call information. The following format is not required but is encouraged to provide consistency between proposals, aiding in evaluation and comparison. If the format is modified, please include the following information at a minimum:

- i. **Project Approach:** Describe your team’s approach to successfully delivering the project. Provide details on how each task will be completed. Include any recommendations for maximizing effectiveness and efficiency.
- ii. **Relevant Project Experience:** Provide a summary of your experience with similar projects, including location and client contact information. Specify the services provided, the office location from which the work was performed, and staff members’ responsibilities. Web links to recent plans and past work, if available, may be included in addition to project summaries.
- iii. **Project Team:** Provide an organizational chart identifying all staff assigned to the project, including any sub-contractors, defining roles, responsibilities, and task assignments of each member for the duration of the project.
- iv. **Qualifications of Personnel:** Provide relevant experience and qualifications of all personnel assigned to the project.
- v. **Scope of Work:** Provide an outline for keeping the project on schedule and within budget. Include projected workloads and staff availability, as well as a projected schedule for completion of significant milestones.
- vi. **References:** Provide contact information for at least three references for clients familiar with your work.
- vii. **Insurance; Good Standing:** Provide proof of insurance and policy limitations including workers’ compensation insurance, in the form of an insurance certificate. Provide proof of good standing with the State of West Virginia Tax Department.
- viii. **Bonding Capacity:** Provide proof, in the form of a letter from a surety company, of the ability to obtain a payment and performance bond in the minimum amount of the contract amount.

5.0 Evaluation Criteria

SOQs should address all aspects of the RFQ and clearly express an understanding of the requirements and qualifications to conduct these services in a thorough and efficient manner. SOQs will be evaluated by a committee appointed by the WVEDA. SOQs will be evaluated on the firm’s ability to meet the requirements of this RFQ. Some evaluation criteria, among other factors, will include:

- I. Project approach and demonstrated understanding of the goals for the site;
- II. Creativity and vision for overall project;

- III. Familiarity with and understanding the nature and challenges of the project;
- IV. Qualifications and availability of staff assigned to the project;
- V. Relevant project experience;
- VI. References.

Candidate firms may be asked to present their proposal to a committee appointed by the WVEDA before the final selection is made. Final selection and contracting will be subject to approval by the WVEDA Board of Directors.

6.0 Project Schedule

It is anticipated that the firm will be able to accomplish all tasks and deliver a site that is ready for development within 18 months.

7.0 Administrative Information

All proposals become the property of the WVEDA upon submission and will only be returned at the WVEDA's option. Any restrictions on the use of the data contained within must be clearly stated in the SOQ itself.

The cost of preparing, submitting, and presenting a SOQ is the sole expense of the proposing firm. The WVEDA is not liable for any costs prior to issuance of a signed contract.

The WVEDA reserves the right to reject any and all SOQs, to consider alternatives, to waive irregularities and to re-solicit a RFQ.

The WVEDA reserves the right to cancel the RFQ in part or in its entirety. This solicitation of SOQs in no way obligates the WVEDA to award a contract.

The WVEDA makes no guarantees to any proposing firm until such time the WVEDA approves the negotiated contract.

The WVEDA will provide information and assistance in this project where available.

Procurement of said services shall be in accordance with 2 CFR 200.320 (d) (5) and West Virginia Code Chapter 5G.

The WVEDA will afford full opportunity for minority business enterprises to submit a SOQ in response to this invitation and will not discriminate against any interested firm or individual on the grounds of race, creed, color, sex, age, handicap, or national origin in the contract award.